

004.A

0004

0103.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

442,200 / 442,200

442,200 / 442,200

442,200 / 442,200

**PROPERTY LOCATION****IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
103		VARNUM ST, ARLINGTON

**OWNERSHIP**

Unit #: 103

Owner 1: DAVIES GERAINT H.M.

Owner 2: GRENIER MELISSA C

Owner 3:

Street 1: 103 VARNUM ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

**PREVIOUS OWNER**

Owner 1: SLATTERY IAN -

Owner 2: -

Street 1: 103 VARNUM ST

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

**NARRATIVE DESCRIPTION**

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1926, having primarily Asbestos Exterior and 1157 Square Feet, with 2 Units, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7254																

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	442,200			442,200		

Total Card	0.000	442,200		442,200	Entered Lot Size
Total Parcel	0.000	442,200		442,200	Total Land:

Source: Market Adj Cost Total Value per SQ unit /Card: 382.20 /Parcel: 382.2 Land Unit Type:

APPRAISED: 442,200 /  
USE VALUE: 442,200 /  
ASSESSED: 442,200 / 442,200



Patriot  
Properties Inc.

!15990!  
USER DEFINED

Prior Id # 1: 4177

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

jorourke

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	435,600	0	.	.	435,600	435,600	Year End Roll	12/18/2019
2019	102	FV	449,800	0	.	.	449,800	449,800	Year End Roll	1/3/2019
2018	102	FV	397,600	0	.	.	397,600	397,600	Year End Roll	12/20/2017
2017	102	FV	362,300	0	.	.	362,300	362,300	Year End Roll	1/3/2017
2016	102	FV	362,300	0	.	.	362,300	362,300	Year End	1/4/2016
2015	102	FV	334,700	0	.	.	334,700	334,700	Year End Roll	12/11/2014

**SALES INFORMATION**

TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date
SLATTERY IAN,	75318-101	2	8/7/2020
DEMEDEIROS MARI	62169-41		7/2/2013

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/14/2019	1851	Redo Bat	14,225	C				

**ACTIVITY INFORMATION**

Date	Result	By	Name
9/9/2020	SQ Mailed	JO	Jenny O
5/10/2018	Measured	DGM	D Mann
3/5/2014	Info Fm Prmt	EMK	Ellen K
1/16/2014	NEW CONDO	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA

\_\_\_\_/\_\_\_\_/\_\_\_\_

Total AC/Ha: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc: CONDO

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>								
Type:	99 - Condo Conv			Full Bath:	1	Rating:	Good	GLA=1157.												
Sty Ht:	1 - 1 Story			A Bath:		Rating:														
(Liv) Units:	2	Total: 2			3/4 Bath:		Rating:													
Foundation:	2 - Conc. Block			A 3QBth:		Rating:														
Frame:	1 - Wood			1/2 Bath:		Rating:														
Prime Wall:	5 - Asbestos			A HBth:		Rating:														
Sec Wall:		%		OthrFix:		Rating:														
Roof Struct:	1 - Gable			<b>OTHER FEATURES</b>																
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Good	1st Res Grid Desc: Line 1 # Units: 1												
Color:	GREEN			A Kits:		Rating:		Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
View / Desir:				Frl:		Rating:		Other												
<b>GENERAL INFORMATION</b>				WSFlue:		Rating:		Upper												
Grade:	C+ - Average (+)			<b>CONDOS INFORMATION</b>				Lvl 2												
Year Blt:	1926	Eff Yr Blt:			Location:				Lvl 1											
Alt LUC:		Alt %:			Total Units:				Lower											
Jurisdct:	G15	Fact: .			Floor:	1	- 1st Floor		Totals				RMs:	5	BRs:	2	Baths:	1	HB	
Const Mod:				% Own:	45.000000000			<b>REMODELING</b>				<b>RES BREAKDOWN</b>								
Lump Sum Adj:				Name:				Exterior:				No Unit	RMS	BRS	FL					
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				Interior:				1	5	2	1					
Avg Ht/FL:	STD			Phys Cond:	GD - Good	18.	%	Additions:												
Prim Int Wall:	2	- Plaster		Functional:		%		Kitchen:												
Sec Int Wall:		%		Economic:		%		Baths:												
Partition:	T	- Typical		Special:		%		Plumbing:												
Prim Floors:	3	- Hardwood		Override:		%		Electric:												
Sec Floors:		%		Total:			18.6	Heating:												
Bsmnt Flr:	12	- Concrete		<b>CALC SUMMARY</b>				General:				Totals								
Subfloor:				Basic \$ / SQ: 295.00				1				1	5	2						
Bsmnt Gar:					Size Adj.: 1.35000002															
Electric:	3	- Typical		Const Adj.: 0.94040596																
Insulation:	2	- Typical		Adj \$ / SQ: 374.517																
Int vs Ext:	S				Other Features: 60500															
Heat Fuel:	2	- Gas		Grade Factor: 1.10																
Heat Type:	3	- Forced H/W		NBHD Inf: 1.00000000																
# Heat Sys:	1				NBHD Mod:															
% Heated:	100	% AC:		LUC Factor: 1.00																
Solar HW:	NO	Central Vac: NO			Adj Total: 543197															
% Com Wall:		% Sprinkled:		Depreciation: 101035																
				Depreciated Total: 442163																
<b>MOBILE HOME</b>				Make:				Model:				Serial #:				Year:				
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 004.A-0004-0103.0																
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value			
More: N	Total Yard Items:				Total Special Features:				Total:											

UnSketched SubAreas:  
GLA: 1157,

**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
GLA	Gross Liv Ar	1,157	374.520	433,316						
					Net Sketched Area: 1,157					Total: 433,316
Size Ad	1157	Gross Are	1157	FinArea	1157					

**SUB AREA DETAIL**

**IMAGE**

**AssessPro Patriot Properties, Inc**